



**TOWN OF LOS GATOS  
HOUSING ELEMENT ADVISORY  
BOARD REPORT**

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**MINUTES OF THE HOUSING ELEMENT ADVISORY BOARD  
APRIL 21, 2022**

The Housing Element Advisory Board of the Town of Los Gatos conducted a Regular Meeting on April 21, 2022, at 7:00 p.m., via teleconference.

**This meeting was conducted utilizing teleconferencing and electronic means consistent with Government Code Section 54953, as Amended by Assembly Bill 361, in response to the state of emergency relating to COVID-19 and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.). Consistent with AB 361 and Town of Los Gatos Resolution 2021-044 this meeting was not physically open to the public and the Advisory Board Members were teleconferencing from remote locations. Members of the public were able to participate in the meeting by joining the Zoom webinar (log in information provided below).**

**MEETING CALLED TO ORDER AT 7:00 P.M.**

**ROLL CALL**

Present: Chair Melanie Hanssen; Vice Chair Kathryn Janoff; Council Member Maria Ristow; Council Member Marico Sayoc; Board Member Susan Burnett; Board Member Randi Chen; Board Member Todd Jarvis; Board Member Joseph Mannina; Board Member Adam Mayer; Board Member Rob Moore; Board Member Steven Piasecki; and Board Member Ryan Rosenberg.

Absent: Commissioner, Emily Thomas.

Staff present: Erin Walters; Jocelyn Shoopman; Jennifer Armer; and Joel Paulson.

**VERBAL COMMUNICATIONS**

Lee Quintana

Ask staff to clarify what sites would be subject to the development of the objective criteria and include the prioritization of sites as detailed in the letter submitted by Board Member Piasecki and the General Plan designations for all sites included. Comments and additional sites should be considered: the medical building that is south of Blossom Hill Road and north of Roberts Road, changing the boundary of the Union Avenue Community District, the site at the Lark Avenue and Winchester Boulevard junction could be designated for a higher density with the zoning modified to accommodate smaller cottage units, and identify additional neighborhood commercial centers, including sites near Lark Avenue and Winchester Boulevard.

**CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)**

**1. Approval of Minutes – February 17, 2022**

**MOTION:**                    **Motion by Board Member Piasecki to approve adoption of the Consent Calendar. Seconded by Council Member Ristow.**

**VOTE:**                    **Motion passed unanimously.**

**DISCUSSION ITEMS**

**2. Review and Discussion of the Housing Element Site Inventory Presentation by Erin Walters.**

Housing Element Advisory Board (HEAB) member's comments and questions:

- How can the HEAB be assured that a property owner intends to redevelop a site if it is included in the Site Inventory list;
- Is there a deadline for the public to complete the Balancing Act tool;
- In favor of including as many sites as possible, even if the current property owner is not interested in redevelopment as the property owner may change within the eight-year time frame;
- There is an untapped potential for sites along University Avenue and Andrews Street;
- The HEAB may want to consider that if a site is included in the Site Inventory list it will become a by-right development for a housing project;
- Is the Town required to obtain letters from property owners with intention of a housing redevelopment in order to achieve the Town's Regional Housing Needs Allocation (RHNA);
- It would be helpful to have a list of the density and General Plan designations for all of the sites being considered;
- Does the HEAB need to consider Senate Bill 9 for hillside development;
- How can the HEAB be proactive about public engagement with the Housing Element Update;
- Industrial sites, churches, schools, and Town owned property should all be considered as part of the Site Inventory list;
- Through the Housing Element Update process, a town feeling should be maintained without making the downtown too dense; and
- How can the Town encourage property owners to fill out the Property Owner Interest Form.

The Committee continued the discussion of the draft sites included in the Site Inventory list and provided the following feedback:

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Downtown District

- All sites with a bank should be considered;
- Consider sites on the eastern side of South Santa Cruz Avenue near the Toll House hotel; and
- Include all sites as detailed in Board Member Piaseck's letter included as Attachment 7 to the staff report.

North Santa Cruz Avenue District

- Include the Chase bank site adjacent to the Los Gatos Shopping Center;
- Include the Department of Motor Vehicles site; and
- Include the Sarah Center shopping center.

Los Gatos Lodge District

- Create a roadway plan-line to connect the Los Gatos High School parking lot with the traffic signals at Los Gatos-Saratoga Avenue and Alberto Way when redevelopment of the Los Gatos Lodge occurs; and
- Include the site located at the end of Alberto Way with existing office buildings.

Los Gatos Boulevard District

- Include the block of sites on the west side of Los Gatos Boulevard between sites D8 and D10.
- Include the church located at the intersection of Cherry Blossom Lane and Shannon Road; and
- Include the Office Depot site.

North Forty District

- Include the sites located within Phase Two of the North Forty Specific Plan Area even if requires an amendment to the North Forty Specific Plan to allow for additional housing units.

**VERBAL COMMUNICATIONS**

Fred Faltersack

Instead of the Town focusing on specific sites, the Town should permit Accessory Dwelling Units in all single-family residential zones, including the hillsides. The Town should reach out to property owners to legalize existing units that could be counted towards the Town's RHNA.

Lee Quintana

If we want to encourage additional housing, there needs to be incentives for it, and this could include additional floor area only if housing is a part of the development. Would the underlying General Plan designation for the sites located within the North Forty Specific Plan Area limit the number of units allowed for this site.

## **ADJOURNMENT**

The meeting adjourned at 9:55 p.m.

This is to certify that the foregoing is a true  
and correct copy of the minutes of the  
April 21, 2022, meeting.

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/s/Joel Paulson, Director of Community Development